

\$573,500 - 814 22 Avenue Se, Calgary

MLS® #A2161874

\$573,500

1 Bedroom, 1.00 Bathroom, 797 sqft

Residential on 0.06 Acres

Ramsay, Calgary, Alberta

Live on the best street in Ramsay in this remarkable one-bedroom 1, one-bathroom home. With 797 square feet of living space, a finished den in the concrete basement, recent kitchen and bathroom renovations, and a modern 2-car garage, this home is perfect for anyone seeking an alternative to condo living in one of Calgary's most sought-after neighborhoods. The clean kitchen is ready for any culinary creation, with stainless steel appliances, durable LG Viatera countertops, an apron sink, a Grohe faucet, reclaimed hardwood floor and beams, plenty of cupboard space and a reverse osmosis drinking water system. The dining and living area offers ample space for cozy get-togethers, with room for a working station or reading area. The bright bathroom has an oversized fully tiled shower, a Carrera marble tile floor and plenty of smartly designed storage space. Stepping into the concrete basement, you'll find a new hot water tank (replaced in 2018), a Bosh washer-dryer set, and a finished den that is ideal for a home gym, office, studio or additional storage. With a finished backyard deck prepared for barbeque season and a front porch perfect for morning coffee, you can maximize your space all year long. The renovation completed in 2016 provides a fresh and clean update to a timeless home, with added insulation and new windows in the kitchen, bedroom, bathroom and basement. Located on a quiet street within walking distance of downtown, find out why 22nd



Avenue is the closest you can get to small-town living in inner-city Calgary.

Built in 1912

Essential Information

MLS® #	A2161874
Price	\$573,500
Sold Price	\$555,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	797
Acres	0.06
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	814 22 Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1N5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Driveway, See Remarks

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Partially Finished, See Remarks

Exterior

Exterior Features Private Yard
Lot Description Front Yard, Rectangular Lot
Roof Asphalt
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed September 3rd, 2024
Date Sold September 21st, 2024
Days on Market 18
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Legacy Real Estate Services

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